



**REGULAR MEETING OF THE CITY COUNCIL AND THE
CITY COUNCIL SITTING AS
THE REDEVELOPMENT AGENCY BOARD**

**REGULAR CC/RDA MEETING
Council Chambers
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234**

WEDNESDAY, FEBRUARY 23rd, 2005

**Study Session – 3:00 p.m.
Regular Meeting - 6:30 p.m.
(Or As Soon Thereafter as the Meeting May be Commenced)**

Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office at (760)-770-0322. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Notification of at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangement can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Office of the City Clerk, during regular business hours 7:00 a.m., to 6:00 p.m., Monday – Thursday.

3:00 P.M.- STUDY SESSION

1. Discussion with Tri-millennium Development regarding proposed Downtown Concept Plan.
2. Closed session urgency items.

CC/RDA MEETING:
CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9, Subd. (b)
Number of Potential Cases: 2
2. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9, Subd. (k):
Case Name: Safirstein vs. City of Cathedral City
Case No.: Riverside County Superior Court, Indio Branch Case No. INC039771

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: South of East Palm Canyon, west of Perez Road
APN# 687-030-010
Negotiating Parties: Redevelopment Agency and CCC Properties, LLC
(O'Brien Automotive Team, Inc.)
Property Owner: Redevelopment Agency
Under Negotiation: Disposition of Property and Development Agreement
4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: Southern end of Perez Road
APN# 687-460-020 and 021
Negotiating Parties: Redevelopment Agency and Mr. Don Stewart
Property Owner: Don Stewart
Under Negotiation: Disposition of Property
5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: North of East Palm Canyon Drive, East of Cree Road
APN#s 681-310-011, 014 and 016.
Negotiating Parties: City of Cathedral City Redevelopment Agency and
Michael Criste/Bill Waddle, The Bedford Group.
Property Owners: Lincoln Trust Company and OCOBO.
Under Negotiation: Disposition of Property
6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: East of Van Fleet Avenue, South of East Palm
Canyon Drive; APN #'s 687-207-005 (Sousa) and
687-223-016(Sanchez); and 687-223-007 (Ruiz)
Negotiating Parties: Redevelopment Agency and BCN Developments, Inc.
Property Owners: Martin Sousa, et al; Jorge & Maria Sanchez and Jose
Ruiz
Under Negotiation: Disposition of Property
7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: East of the East Cathedral Canyon Storm Channel in
Designated Open Space Area. APN #686-310-006;
686-232-034; 686-270-004; and 687-241-056
Negotiating Parties: Redevelopment Agency and Desert Cove Golf
Resorts
Property Owners: City of Cathedral City and Cathedral City
Redevelopment Agency
Under Negotiation: Disposition of Property

8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: North of East Palm Canyon Drive, west of Monty Hall, south of Officer David Vasquez and east of Cathedral Canyon Drive.
Negotiating Parties: Redevelopment Agency and Tri- Millennium Cathedral City LLC
Property Owner: Redevelopment Agency
Under Negotiation: Amendment to the Disposition and Development Agreement for Building "G"
9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: 31950 Crosley Road
APN# 677-420-016 and associated parcels
Negotiating Parties: Redevelopment Agency and KEH Development Company, LLC
Property Owner: Dr. C. Bochner
Under Negotiation: Property Acquisition
10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: South of East Palm Canyon Drive, West of the Perez Road extension, East of Canyon Plaza
APN#s 687-030-010 and 074
Negotiating Parties: Redevelopment Agency and Desert Hills Mobile Home Park, Inc.
Property Owner: Desert Hills Mobile Home Park
Under Negotiation: Property Negotiations
11. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: Landau and Corta Road
APN#s 687-030-061, 063, 067 and 069 and 687-060-001-005; and 687-678-060-049-053
Negotiating Parties: City of Cathedral City and Salvation Army
Property Owner: City of Cathedral City
Under Negotiation: Disposition of Property
12. PUBLIC EMPLOYEE EVALUATION pursuant to Government Code Section 54957.
Title of Position: City Manager

SCHOOL REPORTS

Receive school reports presented by Melissa Torres and Stephanie Price, students from Cathedral City High School.

COUNCIL COMMENTS. Council Member comment's on items not on the agenda.

NAME	COMMITTEE ASSIGNMENT(S)
Mayor Kathleen J. DeRosa	Sunline Transit Agency Palm Springs Desert Resorts Convention Cathedral City Senior Center Cathedral City Chamber of Commerce CVGA- Executive Committee CVAG Energy & Environmental Resources League of California Cities-Riverside County Division Executive Board League of California Cities-Transportation and Communication
Mayor Pro Tem Greg Pettis	CVAG Transportation Committee Riverside County Transportation Commission SCAG-Regional Council SCAG-Transportation & Communication SCAG- Administration Committee SCAG- Good Movement Task Force SCAG- Southwest Compact Task Force Downtown Ad Hoc Committee Salton Sea Authority
Council Member Bud England	CVAG-Human & Community Resources Cathedral City Boys & Girls Club Coachella Valley Animal Campus Committee
Council Member Paul Marchand	CVAG- Public Safety Coachella Valley Mountains Conservancy Board SCAG- Energy & Environment Coachella Valley Mosquito & Vector Control District Executive Board

MINUTES

Approval/correction of minutes from the regularly scheduled City Council/RDA Board meeting held on Wednesday, October 27th, 2004 and of the regularly scheduled City Council/RDA Board meeting held on Wednesday, February 9th, 2005.

PRESENTATIONS & PROCLAMATIONS

- Chief's Presentation of Awards.
- Cathedral City Employee Service Awards.
- Presentation regarding the Trails portion of the Multi-Species Habitat Conservation Plan.

CONSENT AGENDA

1. Approve demands in the aggregate amount of \$4,955,027 for the month of January, 2005.
2. Adopt proposed ordinance of the City Council for the City of Cathedral City, continuing Chapter 5.80 to Title V, "Business Regulations of the Cathedral City Municipal Code regarding Safe and Sane Fire Works. (2nd Reading)
3. Adopt proposed ordinance of the City Council for the City of Cathedral City, on proposed zoning amendment 04-004, Outdoor Lighting Ordinance. (2nd Reading)

4. Authorize Request for Proposals (RFP) for Engineering services for subdivision of property and road design for property the agency is acquiring south of East Palm Canyon Drive and between Perez Road and Canyon Plaza.
5. Approval of Transportation Commission recommendation to hire Traffic Consultant Hui Lai of Traffic Safety Engineers, Inc., to conduct two traffic studies regarding Downtown East Palm Canyon Drive traffic issues.
6. Adopt proposed resolution of the City Council for the City of Cathedral City, authorizing: (1) The City of Cathedral City to participate in the Caltrans administered State Transportation Implementation Program (STIP); (2) authorize execution of program supplement agreement No. 0987 Rev. 000 (SR2SL5430(015) (Victoria Drive from Date Palm Drive to Plumley Road) to administering Agency-State Master Agreement No. 000428 with the State Department of Transportation; and (3) authorize the City Engineer to execute the agreement.

PUBLIC HEARINGS

7. Joint Public Hearing between the City of Cathedral City and the Redevelopment Agency pursuant to Health and Safety Code sections 33431 and 33433 regarding a proposed Disposition and Development Agreement by and between the Agency and CCC Properties, LLC. (**Report will be included under separate cover**).
8. Joint Public Hearing between the City of Cathedral City and the Redevelopment Agency related to the 2005 amendment to the amended Redevelopment Enabling Plan for Project Area No. 3.

LEGISLATIVE ACTION(S)

9. Proposed Memorandum of Understanding (MOU) by and between the Redevelopment Agency and the Bedford Group relative to the development of tourism oriented facilities north and west of the existing target retail center.
10. Proposed Memorandum of Understanding (MOU) by and between the Redevelopment Agency and Stewart Family Properties relative to the development of an automobile sales/service facility at the northwest corner of East Palm Canyon Drive and Perez Road.

COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.

ADJOURNMENT

The next regularly scheduled meeting of the City Council/Redevelopment Agency Board will be adjourned to **WEDNESDAY, MARCH 9TH, 2005.**

This Agenda is also available for viewing on the City's Web Site. The Web Site address is www.cathedralcity.gov

DECLARATION OF POSTING

I, Daryl Betancur, Deputy City Clerk for the City of Cathedral City and Assistant Secretary to the Redevelopment Agency Board for the City of Cathedral City, California, ***do hereby certify***, under penalty of perjury under the laws of the State of California, that the foregoing notice for this City Council meeting was hand delivered and faxed to each member of the City Council for the City of Cathedral City; posted on the bulletin board outside City Hall; and faxed to the following organizations: all local media, the Cathedral City Chamber of Commerce, and the Cathedral City public library; all on the 17th Day of February, 2005.

Daryl Betancur, Deputy City Clerk
City of Cathedral City